

162.0

0002

0016.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

708,000 / 708,000

USE VALUE:

708,000 / 708,000

ASSESSED:

708,000 / 708,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
216		PARK AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LEWIS KRISTEN LEIGH/TRUSTEE

Owner 2: KRISTEN LEIGH LEWIS REVOCABLE

Owner 3: TRUST

Street 1: 216 PARK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: LEWIS KRISTEN L -

Owner 2: -

Street 1: 216 PARK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1130 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8100		Sq. Ft.	Site		0	70.	0.78	8			Med. Tr	-5					440,896						440,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8100.000	262,000	5,100	440,900	708,000		108136
							GIS Ref
							GIS Ref
							Insp Date
							05/29/18

PREVIOUS ASSESSMENT								Parcel ID	162.0-0002-0016.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,000	5100	8,100.	440,900	708,000		Year end	12/23/2021
2021	101	FV	255,000	5100	8,100.	440,900	701,000		Year End Roll	12/10/2020
2020	101	FV	255,100	5100	8,100.	440,900	701,100	701,100	Year End Roll	12/18/2019
2019	101	FV	219,800	5100	8,100.	440,900	665,800	665,800	Year End Roll	1/3/2019
2018	101	FV	195,700	5100	8,100.	390,500	591,300	591,300	Year End Roll	12/20/2017
2017	101	FV	195,700	5100	8,100.	327,500	528,300	528,300	Year End Roll	1/3/2017
2016	101	FV	195,700	5100	8,100.	327,500	528,300	528,300	Year End	1/4/2016
2015	101	FV	184,100	5100	8,100.	283,400	472,600	472,600	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
LEWIS KRISTEN L	69230-146		5/3/2017	Convenience	99	No	No			
LEWIS MICHAEL A	64986-169		3/2/2015	Estate/Div	1	No	No			
SKEHAN THOMAS D	52025-119		12/30/2008		399,000	No	No			
SIEGEL-WEARS GL	37145-339		11/22/2002		370,000	No	No			
FEINGOLD JULIE	33324-432		7/24/2001		315,000	No	No			
GRADY SHANE G	30116-190		4/30/1999		280,000	No	No			
LANICH CHRISTOP	24660-346		6/29/1994		202,000	No	No	Y		

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/15/2010	676	Wood Dec	8,000					18X24	5/29/2018	MEAS&NOTICE	CC	Chris C					
4/22/2009	258	Redo Kit	10,000						3/12/2009	Inspected	163	PATRIOT					
11/10/2004	1084	Re-Roof	7,800						12/27/2008	Measured	372	PATRIOT					
11/22/1996	608		10,000					REMODEL BATH/WINDO	3/2/2003	MLS	MM	Mary M					
									12/2/1999	Meas/Inspect	263	PATRIOT					
									8/6/1993		EK						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

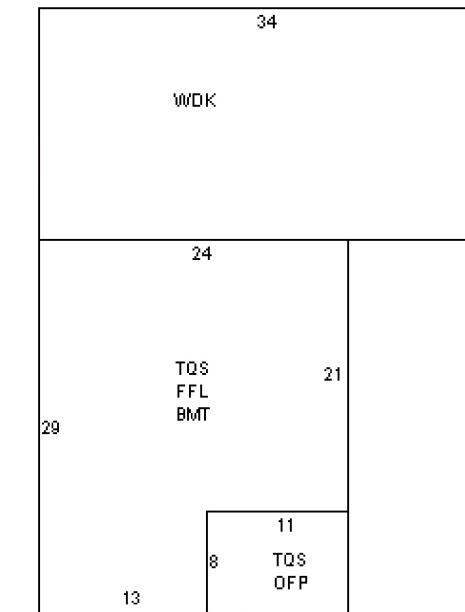
Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	18.	%
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	
	Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj \$ / SQ:	178.163
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321921
Depreciation:	59877
Depreciated Total:	262044

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	178.16	
Special Features:	0	Val/Su Net:	107.47	
Final Total:	262000	Val/Su SzAd:	231.86	

**PARCEL ID** 162.0-0002-0016.0**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	101			5,100			5,100
2	Frame Shed	D	Y	1	6X10	A	FR	1980	0.00	T	39	101						

**SKETCH**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 5   BRS: 2   Baths: 1   HB: 1		

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
WDK	Deck	612	7.460	4,567					
BMT	Basement	608	53.450	32,497					
FFL	First Floor	608	178.160	108,323					
TQS	3/4 Story	522	178.160	93,001					
OPF	Open Porch	88	34.460	3,032					
	Net Sketched Area:	2,438	Total:	241,420					
	Size Ad	1130	Gross Area	2612	FinArea	1130			

**SUB AREA DETAIL****IMAGE****AssessPro Patriot Properties, Inc**